



**STORY COUNTY
PLANNING AND DEVELOPMENT
STORY COUNTY ADMINISTRATION
900 6TH STREET
NEVADA, IOWA 50201-2087**

"Commitment, Vision, Balance"

MINUTES

STORY COUNTY

PLANNING AND ZONING COMMISSION

AN AUDIO RECORDING OF THE FULL MEETING MAY BE FOUND IN THE PLANNING AND DEVELOPMENT DEPARTMENT, OR BY VISITING WWW.STORYCOUNTYIOWA.GOV

DATE: 01/03/2024	*Ben Jensen, Chair	2025
	Ray Lee, Vice Chair	2028
CALL TO ORDER: 4:00 PM	Debbie Younkin	2026
	Kathy Mens	2027
PLACE: Public Meeting Room	Bart Clark	2025
Administration Building	*Gary Guthrie	2028
	Dalton Johnston	2024
	*Absent	

Special Note: Members of the public could also participate via Zoom.

STAFF PRESENT: Leanne Harter, Director; Andrea Wagner, Planner; Leslie Day, Recording Secretary

PUBLIC PRESENT: Jackson Kimle

APPROVAL OF AGENDA:

MOTION: Mens moved to approve the agenda as presented.

Motion: Mens

Second: Younkin

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie, Jensen

Motion passed. MCU.

APPROVAL OF MINUTES:

MOTION: Clark moved to approve the minutes from the December 6th, 2023 meeting.

Motion: Clark

Second: Johnston

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie, Jensen

Motion passed. MCU.

PUBLIC COMMENTS: None.

PUBLIC HEARINGS: Discussion and Consideration of Ordinance 315, Text Amendment to Chapter 86.07 of the Code of Ordinances--Andrea Wagner

Wagner presented on the proposed Ordinance 315, Text Amendment to Chapter 86.07 of the Code of Ordinances.

Mens asked if they can have employees.

Wagner answered that in the Home Business standards it states that there can be a certain number of on-site/off-site employees, but it counts towards the total trip allowance to the property.

Mens asked if they have to have parking spots.

Wagner said that No-impact Home Businesses, which is new to the Ordinance, don't have a parking area. If they have customers or employees on site they park in the driveway, but if there is a parking lot, the maximum allowance is five spaces.

Younkin referenced Chapter 86.07 where "Net Acre" takes into account the road right of way which is not buildable space, which is what is being used in the wording of the Text Amendment. She asked for clarification of the term Net Acre because it seems that by taking that portion off, the lot size is reduced significantly.

Wagner clarified that on Beacon, the Assessor's Website, it accounts for that Net Acreage. That is what is being considered so individuals could not plan to have an accessory structure for Home Business in the R-1 district in a lot that is too small.

Younkin also mentioned that this particular address, 2525 North Dakota, is within the Urban Expansion area. So, she asked if this Text Amendment would also have to be looked over by the City.

Wagner responded that Ames does not review Text Amendments to the County Ordinance, because these Text Amendments affect the whole county, not just their two-mile expansion area.

PUBLIC COMMENTS:

Jackson Kimle, 2525 North Dakota, Ames Iowa, stated he has lived in Ames his whole life, and just started a business on a concept to try to enable shrimp farming in Iowa. They have developed an algae technology so they can reuse all the water and be able to produce shrimp in a sustainable way. Kimle mentioned most shrimp in the area comes from SE Asia or Central America with rules and regulations that affect waste impact and product preservation. Their goal is to diversify agriculture in Iowa. This site is very small scale and has minimal waste which a farmer takes.

Lee asked if they are operating in a pole barn.

Kimle said it is an old pole barn that used to house sheep a long time ago. They spray foamed it and put up new sheet metal themselves. It is all indoors with big tanks and filtration. The algae helps to capture carbon, waste, and have regenerative fertilizer.

MOTION: Clark explained Jackson Kimle, the applicant, has a company that rents a facility in Story City from him, so he was not going to vote on this agenda item. Mens moved to approve Alternative 2 as presented: The Story County Planning and Zoning Commission recommends approval of the Code of Ordinance Text Amendment as put forth in case TA23-000001, as modified and presented by staff, to the Story County Board of Supervisors.

Motion: Mens

Second: Johnston

Voting Aye: All (Clark recused)

Voting Nay: None

Not Voting: Clark recused himself because the applicant is his tenant.

Absent: Guthrie, Jensen

Motion passed. MCU.

NEW BUSINESS: Election of Officers for the 2024 Calendar Year

MOTION: Lee moved to approve Ben Jensen as the Chair of the Planning & Zoning Commission.

Motion: Lee

Second: Mens

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie, Jensen

Motion passed. MCU.

MOTION: Younkin moved to approve Ray Lee as the Vice-Chair of the Planning & Zoning Commission.

Motion: Younkin

Second: Mens

Voting Aye: All

Voting Nay: None

Not Voting: None

Absent: Guthrie, Jensen

Motion passed. MCU.

COMMENTS:

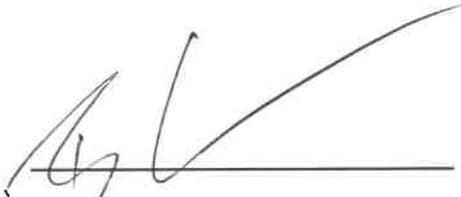
Staff:

Wagner reminded everyone that February will be the organizational meeting and joint work session with the Board of Supervisors to discuss the Work Program.

Commission:

No comments

ADJOURNMENT: 4:20 PM



A handwritten signature in black ink, consisting of a stylized 'A' followed by a long horizontal stroke that curves upwards at the end. The signature is written over a solid horizontal line.

Approval of Minutes

Vice chair 7 FEB 2024

Title and Date